

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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16 Barony Park, Kelso, TD5 8DJ

Guide Price £300,000



Situated in an extremely sought-after and peaceful residential area within the popular Abbey town of Kelso, this well-appointed detached three-bedroom bungalow offers spacious and flexible accommodation, with scope for upgrading to suit individual tastes and requirements. The property comprises a bright lounge, an open-plan dining kitchen ideal for modern family living, a conservatory providing additional living space and a well-appointed bathroom. The three bedrooms are thoughtfully arranged to maximise space and natural light. Externally, the home benefits from low-maintenance garden grounds to both the front and rear, ideal for those seeking easy upkeep without compromising on outdoor space. A private driveway and garage provide ample off-street parking and storage. This is a fantastic opportunity to acquire a desirable home in one of Kelso's most popular residential settings, with excellent potential to personalise. Early viewing is highly recommended.



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Accommodation:
Entrance Vestibule
Hall
Lounge
Open Plan Kitchen/Dining Room
Conservatory
Three Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Front & Rear Garden
Garage
Driveway



Location

Kelso is one of the most attractive towns in the Scottish Borders, situated at the confluence of the Rivers Tweed and Teviot with its focal point being the Flemish style town square. There are excellent facilities in Kelso including National Hunt racing, Curling, Golf, Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. Kelso lies approximately 42 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle Upon Tyne. The new Borders Railway link from Tweedbank to Edinburgh can be reached in around 30minutes from Kelso.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains drainage, water, electricity and gas.
Double Glazing. Gas Central heating

EPC

C

Council Tax Band

E

Viewing

By appointment with the Selling Agent

Entry

By mutual agreement



**Interested in this property?
Call 01573 400399**

43 The Square,
Kelso, TD5 7HL
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Email: kelso@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
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Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
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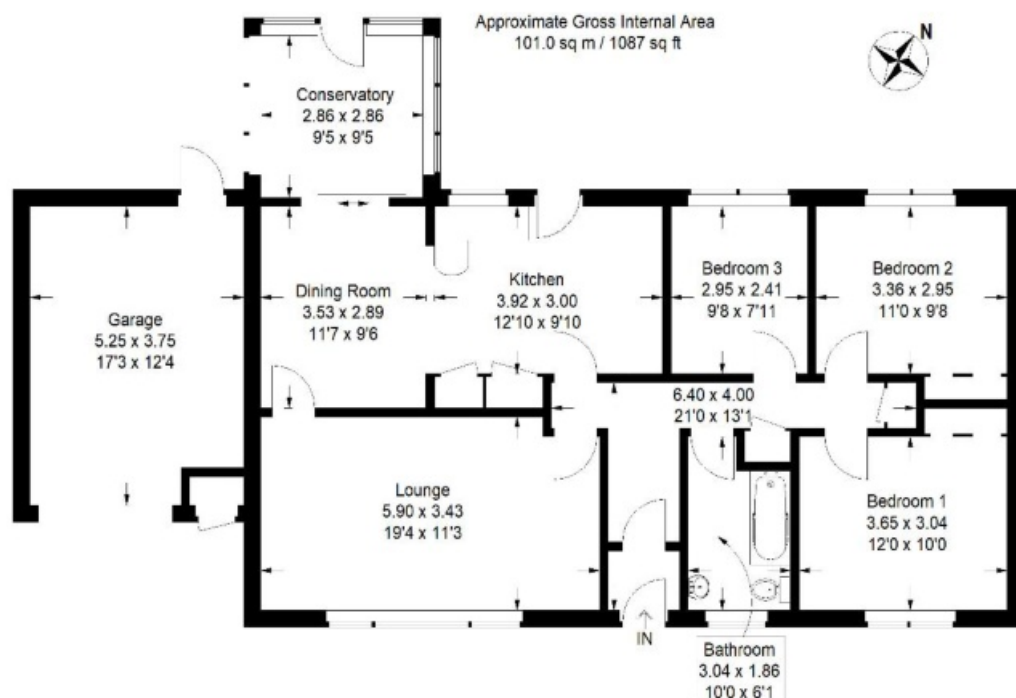


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1249926)

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